

IN RE: PETITION FOR ADMIN. VARIANCE  
W/S Windys Run Road, 800' S of the c/l  
West Geipe Road  
(1924 Windys Run Road)  
1<sup>st</sup> Election District  
1<sup>st</sup> Councilmanic District

Kimberly C. Thrift  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-397-A

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Kimberly C. Thrift. The Petitioner seeks relief from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 16 feet in lieu of the required 22.5 feet for a proposed deck/porch (screened), and to amend the last approved Final Development Plan for Caton Glen, Lot 48 thereof, accordingly. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable

ORDER RECEIVED FOR FILING

Date

By

hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11<sup>th</sup> day of May, 1999 that the Petition for Administrative Variance seeking relief from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 16 feet in lieu of the required 22.5 feet for a proposed deck/porch (screened), and to amend the last approved Final Development Plan for Caton Glen, Lot 48 thereof, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 5/11/99  
By [Signature]



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

May 11, 1999

Ms. Kimberly C. Thrift  
1924 Windys Run Road  
Catonsville, Maryland 21228


RE: PETITION FOR ADMINISTRATIVE VARIANCE  
W/S Windys Run Road, 800' S of the c/l West Geipe Road  
(1924 Windys Run Road)  
1st Election District – 1st Councilmanic District  
Kimberly C. Thrift – Petitioner  
Case No. 99-397-A

Dear Ms. Thrift:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 1924 Windys Run Rd.  
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2 C. 1. b BCZR TO PERMIT

A REAL SETBACK OF 16 FT IN LIEU OF THE REQUIRED 22.5 FT FOR  
A PROPOSED OPEN (SCREENED) DECK/PORCH AND TO AMEND THE LAST APPROVED  
FINAL DEVELOPMENT PLAN FOR LOT #48 IN CATON GLEN.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

### Legal Owner(s):

Kimberly C. Thrift  
Name - Type or Print

Kimberly C. Thrift  
Signature

Name - Type or Print

Signature (w) 410 955 1320

1924 Windys Run Rd. (w) 410 744 7143

Address Telephone No.

Catonsville, MD 21228

City State Zip Code

### Representative to be Contacted:

Kimberly Thrift  
Name

1924 Windys Run Rd. (w) 410 955 1320

Address Telephone No.

Catonsville, MD 21228 (w) 410 744 7143

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By JL Date 4/7/99

Estimated Posting Date 4/18/99

CASE NO. 99-397-A

REV 9/15/98

ORDER RECEIVED FOR FILING

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1924 Windys Run Rd.  
Address  
Catonsville, MD 21228  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I am requesting a variance for the property of 1924 Windys Run Road. This property is located in a new development that is zoned with an older neighborhood containing larger properties. I was unable to obtain any permit at all for a porch and deck due to the rear setback of the property. While purchasing this home the builder did not disclose any information related to zoning permits or variances required in this development. As a result I am unable to exit the rear of my home in the event of an emergency or otherwise. Therefore I am requesting a variance for a porch and deck so that I may exit the rear of my home via the sliding glass door.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Kimberly C. Thrift  
Signature  
Kimberly C. Thrift  
Name - Type or Print

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6<sup>th</sup> day of April, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

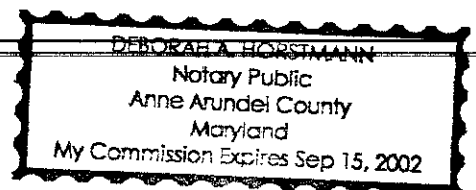
Kimberly C. Thrift, Kimberly C. Thrift 1924 Windys Run Rd.  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

4/6/99  
Date

Deborah A. Horstmann  
Notary Public

My Commission Expires



# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1924 Windys Run Rd.  
Address  
Catonsville, MD 21228  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I am requesting a variance for the property of 1924 Windys Run Road. This property is located in a new development that is zoned with an older neighborhood containing larger properties. I was unable to obtain any permit at all for a porch and deck due to the rear setback of the property. While purchasing this home the builder did not disclose any information related to zoning permits or variances required in this development. As a result I am unable to exit the rear of my home in the event of an emergency or otherwise. Therefore I am requesting a variance for a porch and deck so that I may exit the rear of my home via the sliding glass door.

KCT

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Kimberly C. Thrift  
Signature

\_\_\_\_\_  
Signature

Kimberly C. Thrift  
Name - Type or Print

\_\_\_\_\_  
Name - Type or Print

-----  
**STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:**

I HEREBY CERTIFY, this 6<sup>th</sup> day of April, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kimberly C. Thrift, Kimberly C. Thrift 1924 Windys Run Rd.  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

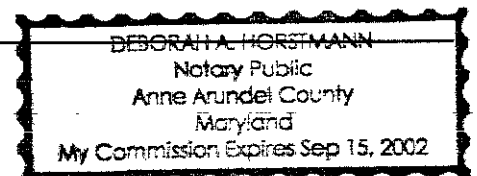
**AS WITNESS** my hand and Notarial Seal

4/6/99  
Date

Deborah A. Horstmann  
Notary Public

My Commission Expires \_\_\_\_\_

REU 09/15/98





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1924 Windys Run Rd.  
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B01.2.C.1.b And 3A1.1

BCZR to permit A rear setback of 16 FT. in lieu of the required 22.5 FT For a proposed open (Screened) Deck/Porch And to Amend the last approved Final development plan for lot #48 in Catons Glen.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

## Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 99-397-A day of September, 1998, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO.

99-397-A

Reviewed By

Date

Estimated Posting Date

RECEIVED 9/15/98

## **Zoning Description**

397

### **Zoning description for 1924 Windys Run Road.**

Beginning at a point on the West side of Windys Run Road which is 50 feet wide at the distance of 800 feet South of the centerline of the nearest improved intersecting street West Geipe Road which is 50 feet wide. Being lot # 48 in the subdivision of Caton Glen as recorded in Baltimore County Plat Book # SM 67, Folio # 124 containing 0.129 acres. Also known as 1924 Windys Run Road and located in the 1<sup>st</sup> Election District, 1<sup>st</sup> Councilmanic District.

44-397-A



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

DATE 4/7/99 ACCOUNT 397 JL R0016150

AMOUNT \$ 100.00

RECEIVED FROM: THRIFT

FOR: RV FILING + AMEND FDP

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

No. 065441

PAID RECEIPT

DATE: 4/07/1999 TIME: 15:00:07  
MES: 4903 CASHIER: MRS. J. B. BAKER  
\$ MISCELLANEOUS CASH RECEIPT  
Receipt # 065441  
OR NO. 065441

Receipt Tot 100.00  
100.00 EV 100.00  
Baltimore County, Maryland

44-397-A

CASHIER'S VALIDATION

DATE#99357A

# VARIANCE FOR A REWARD FEEDBACK FOR

THE UNIVERSITY OF CHICAGO PRESS

# CLIPPING?

[illegible]

\_\_\_\_\_

100

# ZONING NOTICE

# VARIANCE

CALL 1-855-NET-1100



**COGNITIVE**

1990

100

# CERTIFICATE OF POSTING

RE: Case No.: 99-397-A

Petitioner/Developer: \_\_\_\_\_

KIMBERLY TRIFT

Date of Hearing/Closing: MAY 3, 1999

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_

# 1979 WINDYS RUN ROAD

The sign(s) were posted on APRIL 17, 1999  
(Month, Day, Year)

Sincerely,

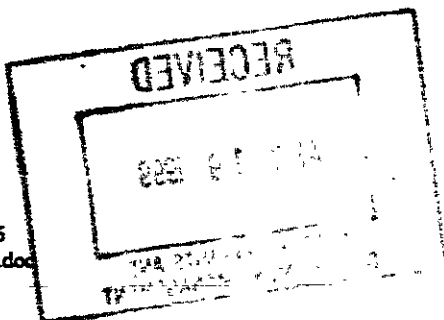
Garland E. Moore  
(Signature of Sign Poster and Date)

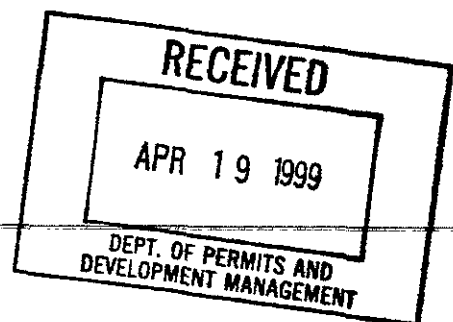
GARLAND E. MOORE  
(Printed Name)

3225 RYERSON CIRCLE  
(Address)

BALTIMORE, MD. 21227  
(City, State, Zip Code)

(410) 242-4263  
(Telephone Number)





**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 99- 397 -AAddress 1924 WINDYS RUN RDContact Person: J L LEWIS  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/7/99Posting Date: 4/18/99Closing Date: 5/3/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only****USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 99- 397 -AAddress 1924 WINDYS RUN RD.Petitioner's Name KIMBERLY THRIFTTelephone 410 955 1320Posting Date: 4/18/99Closing Date: 5/3/99

Wording for Sign: TO PERMIT A VARIANCE FOR A 16 FT. REAR YARD SETBACK FOR AN  
OPEN PROJECTION (PROPOSED SCREENED DECK/PORCH) IN LIEU OF <sup>22.5</sup> 30 FT. AND  
TO AMEND THE FINAL DEVELOPMENT PLAN FOR LOT #48 OF CATON GLEN.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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---

**For Newspaper Advertising:**

Item Number or Case Number: 397  
Petitioner: THRIFT  
Address or Location: 1924 WINDYS RUN RD.

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Kimberly C. Thrift  
Address: 1924 Windys Run Rd.  
Catonville, MD 21229  
Telephone Number: (H) 410 244 7143 (W) 410 955 1320

Revised 2/20/98 - SCJ

**99-397-A** - 16 -



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

May 4, 1999

Ms. Kimberly C. Thrift  
1924 Windys Run Road  
Catonsville, MD 21228

RE: Case No.: 99-397-A  
Petitioner: Thrift  
Location: 1924 Windys Run Road

Dear Ms. Thrift:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 7, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:            Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   April 26, 1999

FROM: *File* Robert W. Bowling, Supervisor  
              Bureau of Development Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
              for April 26, 1999  
              Item Nos. 394, 395, 396, (397), 398,  
              400, and 402

              The Bureau of Development Plans Review has reviewed the subject  
zoning items, and we have no comments.

RWB:HJO:jrb

cc:   File

ZAC04269.NOC



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

FROM: R. Bruce Seeley, Project Manager *ANS/qp*  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

DATE: *4/26/99*

Distribution Meeting Date:

The Department of Environmental Protection and Resource Management has  
no comments for the following Zoning Advisory Committee Items:

Item #'s: *394*  
*395*  
*396*  
*(397)*  
*398*  
*400*  
*402*  
*98-467-SPHA*

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** April 20, 1999

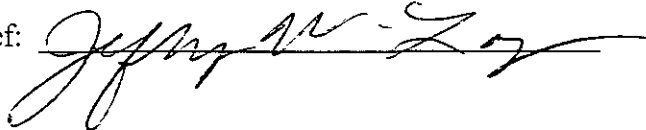
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 383, 386, 391, 395, 397, 400, 401 and 402

If there should be any questions or this office can provide additional information, please  
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in black ink, appearing to read 'Jeffrey Long', written over a horizontal line.

AFK/JL



**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

May 13, 1999

Arnold Taylor, Director  
Senior Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1112F

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 19, 1999

Item No.: See Below      Topic Agenda:

Comments:

Based on the request, the referenced property has been reviewed by this Bureau and the comments below are applicable and required to be reviewed or incorporated into the final plan for the property.

The Fire Marshal's Office has no comments at this time  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

394, 395, 396, 397, 398, 400, 401 and 402

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal's Office PHONE 887-1361, MS-1112F

cc: File





**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 4.20.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 397

JLL

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

391

3/20/99

Baltimore County Zoning Department,

On 3/18/99, a permit was requested to build a 14' x 14' screened porch and a 14' x 14' deck attached to the rear of my house. We were informed that a variance was needed. Since then I have shared these plans with all of my adjoining neighbors and acquired signatures of their approval of these plans. These plans were also submitted to Forty West Builders Architectural Review Committee and the approval letter is enclosed.

Thank You,

*Kimberly C. Thrift*

Kimberly C. Thrift  
1924 Windys Run Road  
Catonsville, MD 21228

Signature *Bella Lee* Address *1926 Windys Run Rd*  
Printed Name *Bella Lee*

Signature *Don Schwartz* Address *1922 Windys Run Rd.*  
Printed Name *DONALD SCHWARTZ*

Signature *Terry L Faggio* Address *1928 Windy's Run Rd*  
Printed Name *TERRY L FAGGIO*

99-397-A



397

1007 Leslie Avenue  
Catonsville, MD 21228  
410-788-4955  
Fax 410-788-5081

February 17, 1999

Kim Thrift  
1924 Windys Run Road  
Catonsville, MD 21228

Re: Proposed deck and porch

Dear Kim,

The architectural review committee of Caton Glen has reviewed the drawings you submitted for your proposed screened porch and deck and have found the project to be in keeping with the covenants and restrictions of the community. It is still your responsibility to meet all of Baltimore County's building and zoning regulations and to acquire all necessary permits from the County.

Sincerely,

A handwritten signature in cursive script, appearing to read "Stephen H. Costello".

Stephen H. Costello  
Architectural Review Committee  
Caton Glen

P.S. Congratulations on your black belt.

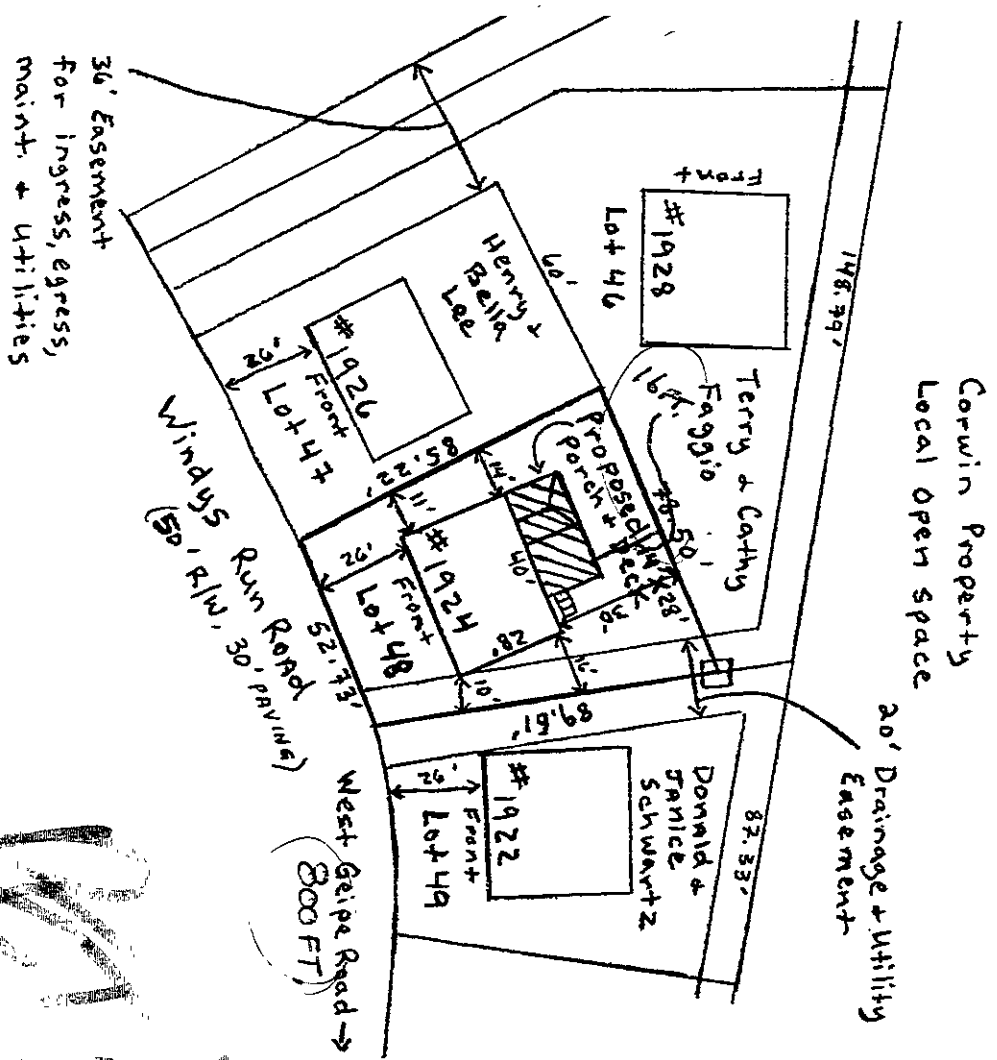
99-397-A

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1924 Windys Run Rd.

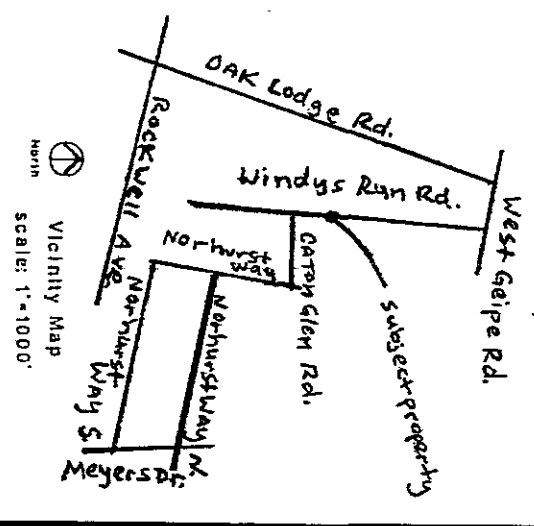
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Caton Glen  
 plat book# SM6, folio# 124, lot# 48, section#         
 OWNER: Kimberly C. Thrift



North  
 date: 4/5/99  
 prepared by: KET

Scale of Drawing: 1" = 50



## LOCATION INFORMATION

Election District: 1  
 Councilmanic District: 1  
 1" = 200' scale map#: SW-2H  
 Zoning: DR 5.5  
 Lot size: D. 129 5619.24  
 acreage square feet

SEWER: ☒ Public, ☐ Private  
 WATER: ☒ ☐  
 Chesapeake Bay Critical Area: ☐ ☒  
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!  
 reviewed by: ITEM #: CASE #:  
397

99-397-A

SW 2H

Scale 1" = 2'

BR

97-519-A

D.R. 3.5

D.R. 5.5

P.O.B.

S6,000

(SHEET SW-2-G)

NORHURST WAY

N. NORHURST WAY

S. NORHURST WAY

TOLLWOOD AVENUE

D.R. 5.5

S7,000

N526,000

DRUMMOND

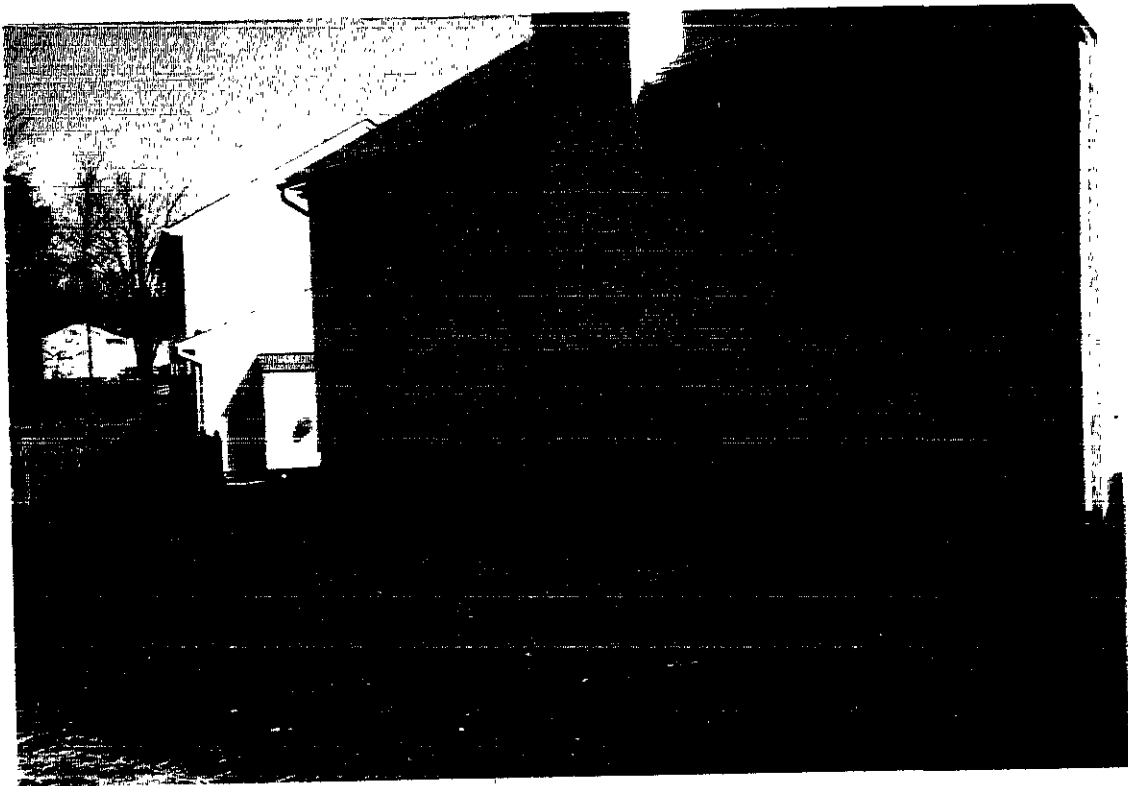
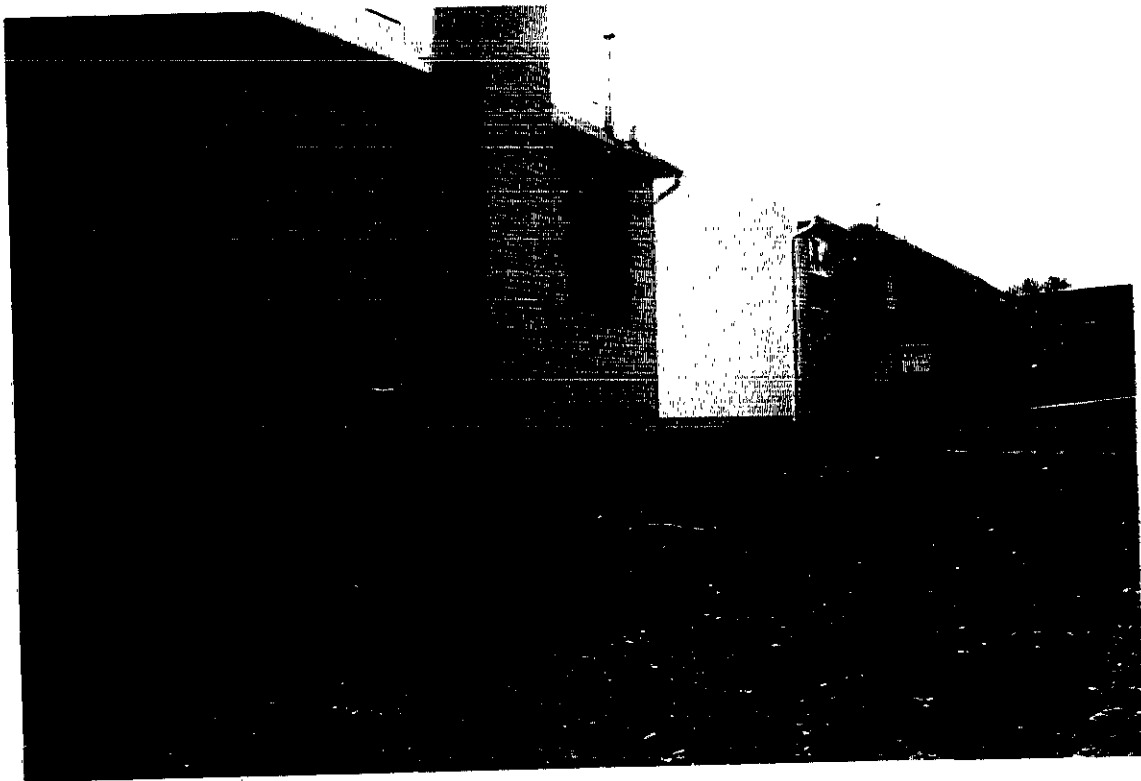
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ARLONNE





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SW 2A

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